

Note: The following case(s) is/are included in this ad.
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| Process No. | Applicant Name |
|-------------------------------|---|
| <u>01-417</u> | <u>W. R. C. PROPERTIES, INC.</u> |
| <u>02-067</u> | <u>PHILOMA LUBIN</u> |
| <u>03-121</u> | <u>ANTONIO R. CRUZ</u> |
| <u>03-155</u> | <u>A & S MANAGEMENT, INC.</u> |
| <u>03-156</u> | <u>A & S MANAGEMENT, INC.</u> |
| <u>03-187</u> | <u>LAWRENCE & TUNGA CLAYTON</u> |
| <u>03-190</u> | <u>DEVON RAMCHARAN</u> |
| | |

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 6/18/03 TO THIS DATE:

HEARING NO. 02-4-CZ8-3 (01-417)

G. L. #1
53/54-40
Council Area 8
Comm. Dist. 6

APPLICANT: W. R. C. PROPERTIES, INC.

- (1) Applicant is requesting to permit an office building with a height of 144'6" (The underlying zoning district regulation requires the building to be no higher than the width of the facing street [125']).
- (2) Applicant is requesting to permit 785 parking spaces (The underlying zoning district regulation requires 871 parking spaces).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(16) or under §33-311(A)(4)(c).

Plans are on file and may be examined in the Zoning Department entitled "1000 Waterford at Blue Lagoon" as prepared by TVS Associates Inc., dated 8/22/01 and Landscape Plans by Roy Ashley and Associates dated 12/5/01 for a plan sheet total of (20 sheets). Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 6A of Block 2 of "BLUE LAGOON WEST SECTION FOUR", Plat Book 132, Page 24

LOCATION: Lying on the west side of N.W. 57 Court and 400' south of Blue Lagoon Drive, Miami-Dade County, Florida.

SIZE OF PROPERTY: 18.59 Acres

PRESENT ZONING: IU-2 (Industry – Heavy)

THE FOLLOWING HEARING WAS DEFERRED FROM 07/16/03 TO THIS DATE:

HEARING NO. 03-7-CZ8-1 (02-67)

35-52-41
Council Area 8
Comm. Dist. 2

APPLICANT: PHILOMA LUBIN

- (1) Applicant is requesting approval to permit a single family residence setback varying from 3.2' to 3.45' from the side street (east) property line. (The underlying zoning district regulation requires 15').
- (2) Applicant is requesting approval to permit two porch additions setback varying from 18.5' to 19.5' from the front (south) property line. (The underlying zoning district regulation requires 25').
- (3) Applicant is requesting approval to permit lot coverage of 34.76%. (The underlying zoning district regulation permits 30%).

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Proposed Screened Porch/Aluminum Carport Legalization," as prepared by Donovan Pessoa, P. E., consisting of 2 sheets, dated stamped received 3/5/02. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 28, Block 1, NORTH SILVER CREST ADDITION, Plat book 17, Page 38.

LOCATION: 1101 N.W. 106 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 47.47' x 103.5'

PRESENT ZONING: RU-2 (Two Family Residential)

HEARING NO. 03-9-CZ8-1 (03-121)

28-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: ANTONIO R. CRUZ

RU-3B to IU-1

SUBJECT PROPERTY: Lot 22, Block 2, FAIR ACRE HOMESITES, Plat book 6, Page 104.

LOCATION: Lying approximately 225' east of N.W. 29 Avenue and North of N.W. 24 Street
A/K/A: 2761 N.W. 24 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 143'

RU-3B (Bungalow Court)
IU-1 (Industry – Light)

HEARING NO. 03-9-CZ8-2 (03-155)

21-53-41
Council Area 8
Comm. Dist. 3

APPLICANT: A & S MANAGEMENT, INC.

- (1) Applicant is requesting to permit a single family residence with a lot area of 4,000 sq. ft. and a frontage of 40'. (The underlying zoning district regulations require 7,500 sq. ft. of lot area and 75' of lot frontage).
- (2) Applicant is requesting to permit the residence to setback 5.67' from the interior side (west and east) property lines. (The underlying zoning district regulation requires 7.5' setback)

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "New Residence for Infill Program," as prepared by Joseph B. Kaller & Associates, dated and sealed 2/6/03 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north 100' of Lot 11, SEMINOLE CREST, Plat book 15, Page 62.

LOCATION: The south side of N.W. 53 Street and approximately 120' west of N.W. 31 Avenue, A/K/A: 3104 N.W. 53 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4,000 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 03-9-CZ8-4 (03-156)

15-53-41
Council Area 8
Comm. Dist. 3

APPLICANT: A & S MANAGEMENT, INC.

Applicant is requesting to permit a lot area of 6,540 sq. ft. and a frontage of 60'. (The underlying zoning district regulations require 7,500 sq. ft. of lot area and 75' of frontage).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "New Residence for Infill Program," as prepared by Joseph B. Kaller & Associates, dated and sealed 2/6/03 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 4 & the east ½ of Lot 5, Block 3, SYROLA PINES, Plat book 24, Page 18.

LOCATION: Lying on the South side of N.W. 56 Street and lying approximately 80' West of N.W 24 Avenue A/K/A, 2422 N.W. 56 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 6,540 sq. ft.

PRESENT ZONING: RU-2 (Two Family Residential)

HEARING NO. 03-9-CZ8-4 (03-187)

10-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: LAWRENCE & TUNGA CLAYTON

- (1) Applicant is requesting approval to permit a residence setback 16.3' from the front (North) property line (The underlying zoning district regulations require 25').
- (2) Applicant is requesting approval to permit a residence setback a minimum 22.2' from the rear (South) property line (The underlying zoning district regulations require 25').
- (3) Applicant is requesting approval to permit a residence setback a minimum 6.6' from the interior side (West) property line (The underlying zoning district regulations require 7.5').

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "ADDITION FOR THE RESIDENCE OF LAWRENCE CLAYTON", as prepared by Charles C. Mitchell/Maxwell Mack, consisting of 1 sheet dated signed 6/22/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: West 30 Feet of Lot 2 & All Lot 3 Block 2, CARTERET HEIGHTS, Plat Book 45, Page 65.

LOCATION: 2370 N.W. 86 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 86.93' X 100'

PRESENT ZONING: RU-2 (Two Family Residential 7,500 sq. ft. net)

HEARING NO. 03-9-CZ8-5 (03-190)

02-53-41
Council Area 08
Comm. Dist. 02

APPLICANT: DEVON RAMCHARAN

BU-2 To BU-3

SUBJECT PROPERTY: Lots 10-12 less the east 30' for street, PINWOOD PARK, Plat book 6, Page 42 in Section 2, Township 53 South, Range 41 East.

LOCATION: The Northwest Corner of N.W. 96 Street & N.W. 7 Avenue; AKA 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 140' x 110'

PRESENT ZONING: BU-2 (Business - Special)